114.0	0008	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	609,000 / 609,000
					USE VALUE:	609,000 / 609,000
					ASSESSED:	609,000 / 609,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
259		WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCKAY WILLIAM J III/BETH	
Owner 2:		
Owner 3:		
Street 1:	259 WASHINGTON STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	GRAY OPAL L -
Owner 2:	-
Street 1:	259 WASHINGTON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,871 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Vinyl Exterior and 1152 Square Feet, with 1 Unit, 0 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4871.000	212,700		396,300	609,000
Total Card	0.112	212,700		396,300	609,000
Total Parcel	0.112	212,700		396,300	609,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 528.65 | /Parcel: 528.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 73477

GIS Ref

GIS Ref

Insp Date 10/26/18

!8903!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 114.0-0008-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	212,800	0	4,871.	396,300	609,100	609,100	Year End Roll	12/18/2019
2019	101	FV	201,700	0	4,871.	402,000	603,700	603,700	Year End Roll	1/3/2019
2018	101	FV	201,700	0	4,871.	300,000	501,700	501,700	Year End Roll	12/20/2017
2017	101	FV	201,700	0	4,871.	271,700	473,400	473,400	Year End Roll	1/3/2017
2016	101	FV	201,700	0	4,871.	260,400	462,100	462,100	Year End	1/4/2016
2015	101	FV	190,700	0	4,871.	220,800	411,500	411,500	Year End Roll	12/11/2014
2014	101	FV	190,700	0	4,871.	209,500	400,200	400,200	Year End Roll	12/16/2013
2013	101	FV	190,700	0	4,871.	199,300	390,000	390,000		12/13/2012

PRINT

Date	Time
12/10/20	23:26:20

LAST REV

Date	Time
09/03/19	15:49:05

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8903

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRAY OPAL L	46454-480		11/1/2005		385,000	No	No		
	11983-612		4/21/1971			No	No		N

USER DEFINED

Prior Id # 1:	73477
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/12/2008	911	Manual	2,000	C				replace side landi
4/25/2001	228	Porch	4,350	C				REBUILD FRONT PORC
3/25/1999	141	Manual	2,150	C				REROOF
6/18/1992	247	Manual	4,000	C				VINYL SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	MEAS&NOTICE	HS	Hanne S
4/7/2009	Measured	197	PATRIOT
3/9/2006	MLS	MM	Mary M
3/15/2000	Inspected	276	PATRIOT
2/16/2000	Measured	263	PATRIOT
8/30/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4871		Sq. Ft.	Site		0	70.	1.16	5									396,292						396,300	

Total AC/HA:	0.11182	Total SF/SM:	4871	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	396,292	Spl Credit		Total:	396,300				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.97903168
Adj $ / SQ:	165.212
Other Features:	63000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	289016
Depreciation:	76300
Depreciated Total:	212716

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths:					HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

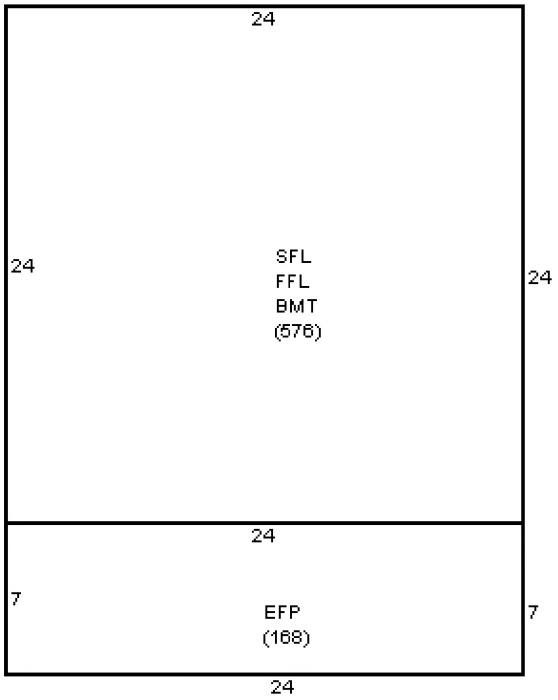
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	165.21
Special Features:	0	Val/Su Net:	112.18
Final Total:	212700	Val/Su SzAd	184.64

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	576	49.560	28,549
FFL	First Floor	576	165.210	95,162
SFL	Second Floor	576	165.210	95,162
EFP	Enclos Porch	168	42.520	7,143
	Net Sketched Area:	1,896	Total:	226,016
Size Ad	1152	Gross Are	1896	FinArea 1152

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

114.0-0008-0002.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	